

**FLEX/ WAREHOUSE
FOR LEASE**

6725 AUGUSTA ROAD | 7 AD ASBURY DRIVE

GREENVILLE, SOUTH CAROLINA 29605

RETAIL / FLEX WAREHOUSE AVAILABLE FOR LEASE



BUILDING FEATURES

-  6725 AUGUSTA: +/- 9,675 SF
7 AD ASBURY: +/- 6,000 SF
-  +/- 1.51 ACRES
-  POTENTIALLY SUBDIVIDABLE
-  ZONED S-1 GREENVILLE COUNTY
-  TAX #: 0402000100902
TAX #: 0402000100905
-  6 DRIVE IN DOORS TOTAL
-  +/- 25,000 VPD
-  TRAFFIC SIGNAL INTERSECTION
-  LOCATED IN AN OPPORTUNITY ZONE
-  HIGH QUALITY OFFICE IN PLACE

ASKING RATE: \$8.50 NNN



6,000 SF

9,675 SF

A.D. ASBURY DRIVE

2.9 MILES INTERSTATE 85

HWY 25



AUGUSTA ROAD +/- 25,000 VPD

INTERSTATE 185 2.5 MILES



JOHN PARKER john@broadstreetcre.com | 864.266.3309 | GREER LAYNE greer@broadstreetcre.com | 803.673.9682
148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com
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GREENVILLE TECHNICAL COLLEGE

SITE

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ENCORE CONTAINER

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LOCKHEED MARTIN

SUN CITY

MICHELIN

PHARMACEUTICAL ASSOCIATES

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6725 AUGUSTA RD OFFICE FLOOR PLAN

